



RADIANT SALES /
NANCY
ROSS
11

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 Permit #
 License #

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FILE #	FILE TYPE	STATUS	PROPERTY ADDRESS	OPEN DT	CLOSED DT	NEIGHBORHOOD	TYPE
13-000075	Business License	Open ✓	1503 5th Street Portsmouth OH 45662		01/01/2013		

Description: Duplex

License#: RNT13-000075

13-000076	Business License	Open ✓	3157 Walnut Street Portsmouth OH 45662	01/01/2013
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Description: Duplex

License#: RNT13-000076

13-000077	Business License	Open ✓	3172 Walnut Street Portsmouth OH 45662	01/01/2013
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Description: Duplex

License#: RNT13-000077

13-000078	Business License	Open ✓	1031 Ruhlman Avenue Portsmouth OH 45662	01/01/2013
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Description: Single Unit Rental

License#: RNT13-000078

SECTION 8

13-000079	Business License	Open ✓	1911 20th Street Portsmouth OH 45662	01/01/2013
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Description: Single Unit Rental

License#: RNT13-000079

SECTION 8

13-000080	Business License	Open ✓	1925 20th Street Portsmouth OH 45662	01/01/2013
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Description: Single Unit Rental

License#: RNT13-000080

SECTION 8

13-000081	Business License	Open ✓	5410 Winchester Avenue Sciotosville OH 45662	01/01/2013
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Description: Single Unit Rental

License#: RNT13-000081

SECTION 8

13-000082	Business License	Open ✓	1911 Summit Street Portsmouth OH 45662	01/01/2013
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Description: Single Unit Rental

License#: RNT13-000082

13-000083	Business License	Open ✓	1605 Franklin Avenue Portsmouth OH 45662	01/01/2013
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Description: Single Unit Rental

License#: RNT13-000083

13-000084		Open		01/01/2013
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Case Search

Page 2 of 2

Business
License

✓ 4141 Hill Road
Portsmouth OH 45662

NANCY
ROSS

PG 2

Description: Single Unit Rental

License#: RNT13-000084

13-000085 Business Open ✓ 4139 Hill Road 01/01/2013
License

Portsmouth OH 45662

Description: Single Unit Rental

License#: RNT13-000085

From: andrew.gedeon@portsmouthoh.org
Sent: 02/18/2014 - 10:10 AM
To: rossbuilt@frontier.com, radiantlady@msn.com
CC:
Subject: Inspection Report



1503 5th St



**City of Portsmouth
Health Department
605 Washington Street
Portsmouth, OH 45662
(740) 353-5153**

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1503 5th Street
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Treas / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
 Building Type: Duplex
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000075
 Email Address:

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
- Fail 35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
- Fail 38. Lighting
- Fail 39. Fire Extinguisher
- Fail 40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

	(location)	1	2	3
63. Door Hardware				
64. Operable Windows with Locks				
65. Floors / Wall / Ceilings				
66. Window Size / Egress				
67. Room Size				
68. Outlets				
69. Lighting				
70. Smoke Detectors Room 1		Fail	Fail	Fail

BATHROOMS

	(location)	1	2	3
71. Door Hardware Room 1				
72. Floors / Wall / Ceilings Room 1				
73. Exhaust Fan Room 1				
74. Water Supply Lines Room 1				
75. Sink Room 1				
76. Water Closet Room 1				
77. Tub / Shower Room 1				
78. Cabinets / CTs Room 1				
79. GFCI Outlets Room 1				
80. Lighting Room 1				

OTHER:

COMMENTS:

LAB

5. Unit A siding broken on front porch - repair
8. Unit B handrail missing - replace
9. Unit A torn screen on front porch - repair
10. Unit B side door threshold missing - replace
29. Smoke detector in Unit A not operating and Unit B missing - replace
61. Basement smoke detector missing - replace
70. Bedroom smoke detectors missing in both units - replace

Fall

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
Sent: 02/18/2014 - 08:08 AM
To: rossbuilt@frontier.com, radiantlady@msn.com
CC:
Subject: Inspection Report

Ross

3157 Walnut



City of Portsmouth
Health Department
605 Washington Street
Portsmouth, OH 45662
(740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 3157 Walnut Street
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
 Building Type: Duplex
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000076
 Email Address:

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
- Fall 38. Lighting
- Fall 39. Fire Extinguisher
- Fall 40. Sink / Fixtures
- Fall 41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
- Fall 57. Sump Pump
- Fall 58. HVAC System
- Fall 59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

(location)

63. Door Hardware
64. Operable Windows with Locks
65. Floors / Wall / Ceilings
66. Window Size / Egress
67. Room Size
68. Outlets
69. Lighting
70. Smoke Detectors Room 1

BATHROOMS

(location)

71. Door Hardware Room 1
72. Floors / Wall / Ceilings Room 1
73. Exhaust Fan Room 1
74. Water Supply Lines Room 1
75. Sink Room 1
76. Water Closet Room 1
77. Tub / Shower Room 1
78. Cabinets / CTs Room 1
79. GFCI Outlets Room 1
80. Lighting Room 1

OTHER:

COMMENTS:

LAB

8. Front porch handrail missing - replace
10. Unit A rear door weather strip missing - replace
- Fall 11. Gutters missing - replace
28. Basement light loose - repair
- Fall 29. Unit A smoke detector missing - replace
30. Unit A CO detector missing - replace
54. Basement handrail missing - replace
56. Pressure relief pipe missing and loose wires - replace/repair
- Fall 61. Basement smoke detector missing - replace
70. Unit A and B bedroom smoke detectors missing - replace
80. Unit B switch plate cover missing - replace

RE-INVESTIGATION DATE: Time:
 Additional Comments:

Letter View

Page 1 of 1

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 08:34 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report



3172 Walnut



City of Portsmouth
Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 3172 Walnut Street
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
 Building Type: Duplex
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000077
 Email Address:

BEDROOMS

(location)

63. Door Hardware
64. Operable Windows with Locks
65. Floors / Wall / Ceilings
66. Window Size / Egress
67. Room Size
68. Outlets
69. Lighting
70. Smoke Detectors Room 1

1 2 3

Fail Fail

BATHROOMS

(location)

71. Door Hardware Room 1
72. Floors / Wall / Ceilings Room 1
73. Exhaust Fan Room 1
74. Water Supply Lines Room 1
75. Sink Room 1
76. Water Closet Room 1
77. Tub / Shower Room 1
78. Cabinets / CTs Room 1
79. GFCI Outlets Room 1
80. Lighting Room 1

1 2 3

Fail

OTHER:

COMMENTS:

LAB

4. Voids by front step and gas pipe - repair
8. Front porch railing missing - replace
10. Unit B front door knob missing - replace
20. 2nd fl handrail missing - replace
29. Unit A smoke detector missing ad Unit B detector not operating - replace/repair
30. Unit A CO detector missing - replace
37. Unit and B kitchen GFCI missing - replace
54. Basement handrail missing - replace
56. Pressure relief pipe missing - replace
58. Unit A no primary heat source / only gas wall unit - add primary heat source
61. Basement smoke detector not operating - repair/replace
70. Unit A and B bedroom smoke detectors missing - replace
77. Unit B tub caulk in poor condition - repair

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:53 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

1031 Ruhlman



City of Portsmouth
Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1031 Ruhlman Avenue
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000078
 Email Address:

Fail	KITCHEN / DINING 31. Door Hardware 32. Operable Windows with Locks 33. Floors / Wall / Ceilings 34. Water Supply Lines 35. Refrigerator / Stove 36. Cabinets / Tops / Shelving 37. GFCI Outlets 38. Lighting 39. Fire Extinguisher 40. Sink / Fixtures 41. Hood Vent 42. Pest Infestation	BEDROOMS (location)
Fail	HALLWAYS 43. Floors / Wall / Ceilings 44. Outlets 45. Lighting 46. Smoke Detectors	63. Door Hardware 64. Operable Windows with Locks 65. Floors / Wall / Ceilings 66. Window Size / Egress 67. Room Size 68. Outlets 69. Lighting 70. Smoke Detectors Room 1
Fail	LAUNDRY 47. Floors / Wall / Ceilings 48. Dryer Vent 49. Washer Drain 50. Outlets 51. Lighting	BATHROOMS (location)
Fail	BASEMENT / MECHANICALS 52. Floors / Wall / Ceilings 53. Damp Free 54. Handrails / Steps 55. Water Supply Lines 56. Hot Water Tank 57. Sump Pump 58. HVAC System 59. Electric Service Panel 60. GFCI Outlets 61. Smoke Detectors 62. Fire Suppression Insp	71. Door Hardware Room 1 72. Floors / Wall / Ceilings Room 1 73. Exhaust Fan Room 1 74. Water Supply Lines Room 1 75. Sink Room 1 76. Water Closet Room 1 77. Tub / Shower Room 1 78. Cabinets / CTs Room 1 79. GFCI Outlets Room 1 80. Lighting Room 1

OTHER:

COMMENTS:

LAB

8. Front porch railing loose and chipped paint - repair
18. 2nd fl hall broken window - repair
29. 2nd fl smoke detector missing - replace
30. CO detector missing - replace
33. Kitchen ceiling leak stain/cracks - repair
61. Basement detector not operating - repair/replace
70. Bedroom smoke detectors missing - replace
79. Bath GFCI not operating - repair/replace

Fail

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
Sent: 02/18/2014 - 10:27 AM
To: rossbuilt@frontier.com, radiantlady@msn.com
CC:
Subject: Inspection Report

ROSS

1911 20th St



City of Portsmouth
Health Department
605 Washington Street
Portsmouth, OH 45662
(740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1911 20th Street
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

KITCHEN / DINING

Fail	31. Door Hardware
	32. Operable Windows with Locks
	33. Floors / Wall / Ceilings
	34. Water Supply Lines
	35. Refrigerator / Stove
	36. Cabinets / Tops / Shelving
	37. GFCI Outlets
Fail	38. Lighting
	39. Fire Extinguisher
Fail	40. Sink / Fixtures
	41. Hood Vent
	42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

Fail	52. Floors / Wall / Ceilings
	53. Damp Free
	54. Handrails / Steps
	55. Water Supply Lines
	56. Hot Water Tank
	57. Sump Pump
	58. HVAC System
	59. Electric Service Panel
	60. GFCI Outlets
	61. Smoke Detectors
	62. Fire Suppression Insp

RE-INSPECTION DATE: Time:
 Additional Comments:

Date: 02/13/2014
 License #: RNT13-000079
 Email Address:

BEDROOMS

Fail	63. Door Hardware	1 2 3
	64. Operable Windows with Locks	
	65. Floors / Wall / Ceilings	
	66. Window Size / Egress	
	67. Room Size	
	68. Outlets	
	69. Lighting	
	70. Smoke Detectors Room 1	Fail Fail Fail

BATHROOMS

Fail	71. Door Hardware Room 1	123
	72. Floors / Wall / Ceilings Room 1	
	73. Exhaust Fan Room 1	
	74. Water Supply Lines Room 1	
	75. Sink Room 1	
	76. Water Closet Room 1	
	77. Tub / Shower Room 1	
	78. Cabinets / CTs Room 1	
	79. GFCI Outlets Room 1	
	80. Lighting Room 1	

Fail OTHER:

COMMENTS:

- LAB
- 2. Debris in rear yard - remove
- 8. Front porch railing loose - repair
- 10. Front door weatherstrip missing - replace
- 29. 1st fl smoke detector missing - replace
- 42. Roach Infestation - exterminate with licensed contractor and provide HD with documentation
- 50. Dryer wire loose and broken outlet cover - repair
- 54. Basement handrail missing - replace
- 61. Basement smoke detector missing - replace
- 70. Bedroom smoke detectors missing - replace

From: andrew.gedeon@portsmouthoh.org
Sent: 02/18/2014 - 10:56 AM
To: rossbuilt@frontier.com, radiantlady@msn.com
CC:
Subject: Inspection Report

Ross

1925 20th St



**City of Portsmouth
Health Department
605 Washington Street
Portsmouth, OH 45662
(740) 353-5153**

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1925 20th Street
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000080
 Email Address:

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

RE-INSPECTION DATE: Time:
Additional Comments:

	BEDROOMS		
	(location)		
	1	2	3
63. Door Hardware			
64. Operable Windows with Locks			
65. Floors / Wall / Ceilings			
66. Window Size / Egress			
67. Room Size			
68. Outlets			
69. Lighting			
70. Smoke Detectors	Room 1	Fail	Fail

	BATHROOMS		
	(location)		
	1	2	3
71. Door Hardware	Room 1		
72. Floors / Wall / Ceilings	Room 1		
73. Exhaust Fan	Room 1		
74. Water Supply Lines	Room 1		
75. Sink	Room 1		
76. Water Closet	Room 1		
77. Tub / Shower	Room 1		
78. Cabinets / CTs	Room 1		
79. GFCI Outlets	Room 1		
80. Lighting	Room 1		

OTHER:

COMMENTS:

LAB

11. Front porch gutters missing - replace
70. Bedroom smoke detectors missing - replace

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 07:42 AM
 To: radiantlady@msn.com, rossbuilt@frontier.com
 CC:
 Subject: Inspection Report

ROSS

5410 Winchester



City of Portsmouth
Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 5410 Winchester Avenue
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

RE-INVESTIGATION DATE: Time:
 Additional Comments:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000081
 Email Address:

BEDROOMS

(location)	1	2	3
63. Door Hardware			
64. Operable Windows with Locks			
65. Floors / Wall / Ceilings			
66. Window Size / Egress			
67. Room Size			
Fail 68. Outlets			
69. Lighting			
70. Smoke Detectors Room 1	Fail	Fail	Fail

BATHROOMS

(location)	1	2	3
71. Door Hardware Room 1			
72. Floors / Wall / Ceilings Room 1			
73. Exhaust Fan Room 1			
74. Water Supply Lines Room 1			
75. Sink Room 1			
76. Water Closet Room 1			
77. Tub / Shower Room 1			
78. Cabinets / CTs Room 1			
79. GFCI Outlets Room 1			
80. Lighting Room 1			
			Fail

OTHER:

COMMENTS:

LAB

8. Carpet loose on front porch - repair
29. 1st fl smoke detector missing - replace
37. Kitchen GFCI missing - replace
56. Pressure relief pipe missing - replace
70. 3 bedroom smoke detectors missing - replace
79. Bath GFCI not operating - repair/replace

KITCHEN / DINING	
31. Door Hardware	
32. Operable Windows with Locks	
33. Floors / Wall / Ceilings	
34. Water Supply Lines	
35. Refrigerator / Stove	
36. Cabinets / Tops / Shelving	
37. GFCI Outlets	
Fail 38. Lighting	
39. Fire Extinguisher	
40. Sink / Fixtures	
41. Hood Vent	
42. Pest Infestation	
HALLWAYS	
43. Floors / Wall / Ceilings	
44. Outlets	
45. Lighting	
46. Smoke Detectors	
LAUNDRY	
47. Floors / Wall / Ceilings	
48. Dryer Vent	
49. Washer Drain	
50. Outlets	
51. Lighting	
BASEMENT / MECHANICALS	
52. Floors / Wall / Ceilings	
53. Damp Free	
54. Handrails / Steps	
55. Water Supply Lines	
56. Hot Water Tank	
57. Sump Pump	
58. HVAC System	
59. Electric Service Panel	
60. GFCI Outlets	
61. Smoke Detectors	
62. Fire Suppression Insp	

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:35 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

ROSS

1911 Summit



City of Portsmouth
Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1911 Summit Street
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

RE-INSPECTION DATE: Time:
 Additional Comments:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000082
 Email Address:

		BEDROOMS	(location)	1 23
		63. Door Hardware		
Fail		64. Operable Windows with Locks		
		65. Floors / Wall / Ceilings		
		66. Window Size / Egress		
		67. Room Size		
		68. Outlets		
		69. Lighting		
		70. Smoke Detectors Room 1		
		BATHROOMS	(location)	1 23
		71. Door Hardware Room 1		
		72. Floors / Wall / Ceilings Room 1		
		73. Exhaust Fan Room 1		
		74. Water Supply Lines Room 1		
		75. Sink Room 1		
		76. Water Closet Room 1		
		77. Tub / Shower Room 1		
		78. Cabinets / CTs Room 1		
		79. GFCI Outlets Room 1		
		80. Lighting Room 1		
OTHER:				
COMMENTS:				
		LAB		
Fail		10. Front door knob missing / only deadbolt - repair		
		16. Front porch light fixture broken - repair/replace		
		33. Loose and broken floor tile in kitchen - repair/replace		
		53. Standing water in basement - clean drain or add sump pump		
		70. Bedroom smoke detectors missing - replace		

From: andrew.gedeon@portsmouthoh.org
Sent: 02/18/2014 - 10:17 AM
To: rossbuilt@frontier.com, radiantlady@msn.com
CC:
Subject: Inspection Report

ROSS

1605 Franklin



City of Portsmouth
Health Department
605 Washington Street
Portsmouth, OH 45662
(740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1605 Franklin Avenue
 Owner/Contact:
 Phone: :

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

RE-INVESTIGATION DATE: Time:
 Additional Comments:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000083
 Email Address:

BEDROOMS

(location)

63. Door Hardware
64. Operable Windows with Locks
65. Floors / Wall / Ceilings
66. Window Size / Egress
67. Room Size
68. Outlets
69. Lighting
70. Smoke Detectors Room 1

1 2 3

Fall Fail

BATHROOMS

(location)

71. Door Hardware Room 1
72. Floors / Wall / Ceilings Room 1
73. Exhaust Fan Room 1
74. Water Supply Lines Room 1
75. Sink Room 1
76. Water Closet Room 1
77. Tub / Shower Room 1
78. Cabinets / CTs Room 1
79. GFCI Outlets Room 1
80. Lighting Room 1

1 2 3

Fall

OTHER:

COMMENTS:

LAB

8. Front porch handrail missing - replace
30. CO detector missing - replace
54. Basement handrail missing - replace
70. Bedroom smoke detectors missing - replace
79. 2nd fl bath GFCI not operating - repair

Fall

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

From: andrew.gedeon@portsmouthoh.org
Sent: 02/18/2014 - 07:49 AM
To: rossbuilt@frontier.com, radiantlady@msn.com
CC:
Subject: Inspection Report

ROSS

4141 Hill Rd



**City of Portsmouth
Health Department**
605 Washington Street
Portsmouth, OH 45662
(740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 4141 Hill Road
 Owner/Contact:
 Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

RE-INSPECTION DATE: Time:
 Additional Comments:

Date: 02/13/2014
 License #: RNT13-000084
 Email Address:

BEDROOMS

63. Door Hardware	(location)	1	2	3
64. Operable Windows with Locks				
65. Floors / Wall / Ceilings				
66. Window Size / Egress				
67. Room Size				
68. Outlets				
69. Lighting				
70. Smoke Detectors	Room 1	Fail	Fail	

BATHROOMS

71. Door Hardware	Room 1	1	2	3
72. Floors / Wall / Ceilings	Room 1			
73. Exhaust Fan	Room 1			
74. Water Supply Lines	Room 1			
75. Sink	Room 1			
76. Water Closet	Room 1			
77. Tub / Shower	Room 1			
78. Cabinets / CTs	Room 1			
79. GFCI Outlets	Room 1			
80. Lighting	Room 1			

OTHER:

COMMENTS:

LAB

2. Debris in rear yard - remove
56. Pressure relief pipe missing - replace
70. 2 bedroom smoke detectors missing - replace

Fail

From: andrew.gedeon@portsmouthoh.org
Sent: 02/18/2014 - 07:51 AM
To: rossbuilt@frontier.com, radiantlady@msn.com
CC:
Subject: Inspection Report

ROSS

4139 Hill Rd



City of Portsmouth
Health Department
605 Washington Street
Portsmouth, OH 45662
(740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 4139 Hill Road
Owner/Contact:
Phone:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Wells, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

Inspector: Andrew Gedeon
Building Type: Single Family
Alternate Phone:

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

RE-INSPECTION DATE: Time:
Additional Comments:

Date: 02/13/2014
License #: RNT13-000085
Email Address:

BEDROOMS

63. Door Hardware	(location)
64. Operable Windows with Locks	
65. Floors / Wall / Ceilings	
66. Window Size / Egress	
67. Room Size	
68. Outlets	
69. Lighting	
70. Smoke Detectors Room 1	

1 23

Fall

BATHROOMS

71. Door Hardware Room 1	(location)
72. Floors / Wall / Ceilings Room 1	
73. Exhaust Fan Room 1	
74. Water Supply Lines Room 1	
75. Sink Room 1	
76. Water Closet Room 1	
77. Tub / Shower Room 1	
78. Cabinets / CTs Room 1	
79. GFCI Outlets Room 1	
80. Lighting Room 1	

1 23

OTHER:

COMMENTS:
LAB
 70. Smoke detector missing in bedroom - replace